MEDICAL OFFICE—Great Location!
Reduced to $849,000
Also for Lease at $15/s.f. gross

♦ Across from NE Georgia Medical Center’s New $190 million Surgical/Patient Highrise
♦ 6,527 total s.f.
♦ Easy access on Jesse Jewel Parkway

1287 Sims Street
Gainesville, GA 30501

$190 million addition

Presented by: Brent Hoffman
Prudential Georgia Realty
351 Jesse Jewel Parkway
Gainesville, GA 30501
770-533-6721 (direct)
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More info and video at www.BrentHoffman.com
Prudential Georgia Realty 770-533-6721
MEDICAL OFFICE—1298 Sims Street, Gainesville, GA 30501

- 4,631 s.f. on main floor with exam rooms
- 1,696 s.f. upstairs for billing/administration
- Seven examination rooms with sinks and restrooms between each one
- Four doctor’s offices with built-ins
- Huge waiting room and reception area
- Four offices upstairs with conference room and restroom with shower

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FURNITURE/ITEMS INCLUDED IN SALE OF PROPERTY

♦ Chart shelving in business office (check-in/check-out area)
♦ Three receptionist chairs in Business Office (check-in/out area)
♦ Desk located in Business Office
♦ Lab Area:
  Scales, lab chair, refrigerator
♦ Reception Room:
  Eight wingback chairs, eleven straight chairs, four sofas, six end tables. Prints hanging on wall are negotiable.
♦ Switchboard Area:
  One desk and chair (located at side door to stairs)
♦ Physician’s Offices:
  Three desks
♦ Exam Rooms:
  Seven exam tables, seven room cabinets (located beside exam table), seven physician stools, seven visitor chairs in exam rooms, seven double-sided trash cans (one side for red bags)
♦ All drapery throughout building
♦ All trash cans in patient restrooms and dressing rooms
♦ Kitchen:
  Refrigerator, kitchen table w/four chairs
FLOOR PLAN--Sims St. UPSTAIRS LEVEL
(Not drawn to scale)

1,896 s.f. +- Office/Admin Area

Front

File area within each dormer